

BCi



QuadReal™

POOLED FUND FINANCIAL STATEMENTS

BCI QuadReal Multi-Asset Realty

DECEMBER 2025

MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENTS

British Columbia Investment Management Corporation ("BCI") manages Pooled Investment Portfolios on behalf of governing fiduciaries such as pension fund trustees and other public sector clients. QuadReal Property Group Limited Partnership and affiliates ("QuadReal") manage the Real Estate Debt and Real Estate programs pursuant to asset management agreements as agreed to between BCI and QuadReal. This report contains the financial statements for the BCI QuadReal Multi-Asset Realty Pooled Investment Portfolio for the year ended December 31, 2025.

The financial statements of this Pooled Investment Portfolio have been prepared by QuadReal and approved by the BCI Chief Investment Officer/Chief Executive Officer. The financial statements have been prepared in accordance with International Financial Reporting Standards. The significant accounting policies used in the preparation of these statements are disclosed in note 3 to the financial statements. The statements include certain amounts that are based on management's judgement and best estimates.

BCI's Board has established an Audit Committee. The BCI Audit Committee's mandate includes oversight of the financial statements of the Pooled Investment Portfolios managed by QuadReal through a governance framework established with QuadReal's Board and Audit Committee. Through this governance framework, the BCI Committee mandate is executed through oversight from QuadReal's Audit Committee and includes making recommendations on the appointment of the external auditor for the Pooled Investment Portfolios, reviewing the external audit plan; reviewing BCI's Service Organization Controls Report for the Investment System of British Columbia Investment Management Corporation, including QuadReal related controls, and reviewing the annual audited financial statements of the Pooled Investment Portfolios. The BCI Committee and QuadReal Committee reviews the recommendations of the internal and external auditors with respect to internal controls and the responses of management to those recommendations, and also meets with management and the internal and external auditors to review annual audit plans.

BCI and QuadReal maintain a system of internal control and supporting processes to provide reasonable assurance that assets are safeguarded; that transactions are appropriately authorized and recorded; and that there are no material misstatements in the financial statements. BCI's and QuadReal's internal control framework includes: a strong corporate governance structure; a code of conduct that includes conflict of interest guidelines; an organizational structure that provides for appropriate segregation of duties and accountability for performance; an enterprise-wide risk management framework that identifies, monitors and reports on key risks; and adherence to BCI Board-approved Pooled Investment Portfolio Policies and client-approved investment mandates. BCI's and QuadReal's system of internal control is supported by an independent service auditor who reviews and evaluates internal controls and reports directly to the BCI and QuadReal Audit Committees.

The Pooled Investment Portfolio's external auditors, KPMG LLP, have full and unrestricted access to the BCI and QuadReal Audit Committees and BCI and QuadReal management. KPMG LLP discusses with management and the Committees the results of their audit of the Pooled Investment Portfolio financial statements and related findings with respect to such audit. The Pooled Investment Portfolio financial statements are audited by KPMG LLP in accordance with Canadian generally accepted auditing standards. KPMG LLP has performed such tests and other procedures as they considered necessary to express an opinion on the Pooled Investment Portfolio financial statements.

[s] Gordon J. Fyfe

Gordon J. Fyfe
Chief Executive Officer, BCI
Chief Investment Officer, BCI

[s] Dennis Lopez

Dennis Lopez
Chief Executive Officer, QuadReal

[s] Tamara Lawson

Tamara Lawson
Chief Financial Officer, QuadReal



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INDEPENDENT AUDITOR'S REPORT

To the Unitholders of BCI QuadReal Multi-Asset Realty

Opinion

We have audited the financial statements of BCI QuadReal Multi-Asset Realty (the Fund), which comprise:

- the statement of financial position as at December 31, 2025
- the statement of comprehensive income (loss) for the year then ended
- the statement of changes in net assets attributable to holders of redeemable units for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of material accounting policy information

(Hereinafter referred to as the “financial statements”).

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Fund as at December 31, 2025, and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the “***Auditor’s Responsibilities for the Audit of the Financial Statements***” section of our auditor’s report.

We are independent of the Fund in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Other Matter – Comparative Information

As part of our audit of the financial statements for the year ended December 31, 2025, we also audited the adjustments that were applied to adjust certain comparative information presented for the year ended December 31, 2024. In our opinion, such adjustments are appropriate and have been properly applied.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Fund's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Fund's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG LLP

Chartered Professional Accountants

Vancouver, Canada

April 13, 2026

BCI QUADREAL MULTI-ASSET REALTY

Statement of Financial Position

(Expressed in thousands of Canadian dollars, except number of units)

December 31, 2025, with comparative information from 2024

	Notes	2025	2024
Assets			
Cash		\$ 4,342	\$ 20,833
Interest and other receivables		39	40
Due from related parties	6	2,176,230	1,432,653
Investments at fair value through profit and loss	5, 8 & 9	3,363,077	3,328,623
Total assets		5,543,688	4,782,149
Liabilities			
Fund manager cost recoveries payable	6	262	835
Other accounts payable and accruals		420	178
Due to related parties	6	87,051	93,181
Loans payable to related parties	6	2,304,398	2,153,087
Total liabilities excluding net assets attributable to the holders of redeemable units		2,392,131	2,247,281
Net assets attributable to holders of redeemable units		\$ 3,151,557	\$ 2,534,868
Number of redeemable units outstanding	7	2,770.325	2,217.553
Net assets attributable to holders of redeemable units per unit		\$ 1,138	\$ 1,143
Commitments and contingencies	11		
Subsequent events	12		

See accompanying notes to financial statements.

[s] Gordon J. Fyfe

Gordon J. Fyfe
 Chief Executive Officer, BCI
 Chief Investment Officer, BCI

BCI QUADREAL MULTI-ASSET REALTY

Statement of Comprehensive Income (Loss)

(Expressed in thousands of Canadian dollars, except number of units)

Year ended December 31, 2025, with comparative information from 2024

	Notes	2025	2024
Revenue:			
Interest income	6	6,575	21,104
Change in fair value of investments:	9		
Net change in unrealized depreciation		(693,115)	(735,595)
		(686,540)	(714,491)
Expenses:			
Fund manager cost recoveries	6	2,772	2,435
Interest expense		2,224	247
Loans payable to related parties interest	6	88,395	122,783
Administrative and professional fees		238	173
		93,629	125,638
Investment income	6	\$ 756,927	\$ 851,151
(Decrease) increase in net assets attributable to holders of redeemable units from operations			
		(23,242)	11,022
Distribution to holders of redeemable units		(957,066)	(522,365)
Decrease in net assets attributable to holders of redeemable units from operations		\$ (980,308)	\$ (511,343)

See accompanying notes to financial statements.

BCI QUADREAL MULTI-ASSET REALTY

Statement of Changes in Net Assets Attributable to Holders of Redeemable Units
(Expressed in thousands of Canadian dollars, except number of units)

Year ended December 31, 2025, with comparative information from 2024

	Note	2025	2024
Balance, beginning of year	\$	2,534,868	\$ 2,507,178
Decrease in net assets attributable to holders of redeemable units from operations		(980,308)	(511,343)
Redeemable unit transactions:	7		
Proceeds from units issued		672,131	16,668
Reinvestment of distributions		957,066	522,365
Amounts paid for units redeemed		(32,200)	—
		1,596,997	539,033
Balance, end of year	\$	3,151,557	\$ 2,534,868

See accompanying notes to financial statements.

BCI QUADREAL MULTI-ASSET REALTY

Statement of Cash Flows

(Expressed in thousands of Canadian dollars, except number of units)

Year ended December 31, 2025, with comparative information from 2024

	Note	2025	2024
			(Adjusted - note 13)
Cash flows provided by (used in):			
Operations:			
Decrease in net assets attributable to holders of redeemable units from operations		\$ (980,308)	\$ (511,343)
Adjustments for:			
Net change in unrealized depreciation from investments		693,115	735,595
Interest income	6	(6,575)	(21,104)
Interest collected	6	525	49,122
Interest expense	6	90,619	123,030
Interest paid	6	(96,748)	(75,821)
Reinvestment of distributions		957,066	522,365
Proceeds from sale of investments		716,025	62,050
Amounts paid for purchase of investments		(1,203,638)	(458,257)
Interest and other receivables		1	8
Repayment of (advance to) loans receivable from related parties	6	(500,000)	467,705
Fund manager cost recoveries payable		(573)	219
Other accounts payable and accruals		242	101
Addition to due from related parties	6	(733,400)	(851,152)
		(1,063,649)	42,518
Financing:			
Proceeds from issuance of redeemable units		672,131	—
Payments on redemption of redeemable units		(32,200)	—
Advance from (repayment of) loans payable to related parties	6	407,227	(58,073)
		1,047,158	(58,073)
Net decrease in cash during the year		(16,491)	(15,555)
Cash, beginning of year		20,833	36,388
Cash, end of year		\$ 4,342	\$ 20,833

See accompanying notes to financial statements.

BCI QUADREAL MULTI-ASSET REALTY

Schedule of Investments

(Expressed in thousands of Canadian dollars, except number of units)

December 31, 2025, with comparative information for 2024

	December 31, 2025		December 31, 2024	
	Fair value	Cost	Fair value	Cost
Real estate investments ¹	\$ 3,363,077	\$ 5,613,091	\$ 3,328,623	\$ 4,885,522
Total investments	\$ 3,363,077	\$ 5,613,091	\$ 3,328,623	\$ 4,885,522

¹ Real estate investments are held through limited partnerships (note 5, note 8, note 9 and note 10).

See accompanying notes to financial statements.

BCI QUADREAL MULTI-ASSET REALTY

Notes to the Financial Statements

(Amounts expressed in thousands of Canadian dollars, except number of units or where indicated)

Year ended December 31, 2025

1. The portfolio

British Columbia Investment Management Corporation (“BCI”) was established under the Public Sector Pension Plans Act as a trust company authorized to carry on trust business and investment management services. The address of BCI’s registered office is at 750 Pandora Avenue, Victoria, British Columbia, Canada.

QuadReal Property Group Limited Partnership (“QuadReal”) and affiliates manage BCI QuadReal Multi-Asset Realty (the “Fund”) pursuant to an Asset Management Agreement between BCI and QuadReal. These financial statements have been prepared by QuadReal.

Under the Public Sector Pension Plans Act and the Pooled Investment Portfolios Regulation, B.C. Reg. 447/99 (the “Regulations”), BCI may establish and operate pooled investment portfolios “.... in which money from trust funds, special funds or other funds, other public money and the money of government bodies and designated institutions may be combined in common for the purpose of investment by means of investment units of participation in a pooled investment portfolio.” In addition, pooled investment portfolios previously established under the Financial Administration Act and the Pooled Investment Portfolios Regulation, B.C. Reg. 84/86, were continued under the Pooled Investment Portfolios Regulation, B.C. Reg. 447/99, to be held in trust by BCI and invested by the Chief Investment Officer (“CIO”) of BCI.

The Fund was established on August 11, 2021 and invests in diversified Canadian real estate properties through wholly owned entities including institutional grade Canadian office, industrial, residential, retail, and mixed-use properties.

2. Basis of presentation

(a) Statement of compliance

These financial statements have been prepared in compliance with IFRS Accounting Standards. These financial statements were authorized for issue by the BCI Chief Executive Officer / Chief Investment Officer on April 8, 2026.

(b) Basis of consolidation

Real estate investments are held through subsidiaries of the Fund, which include limited partnerships funded by equity and debt. The Fund is an investment entity, and as such, does not consolidate the entities it controls. Instead, interests in subsidiaries are classified at fair value through profit and loss, and measured at fair value.

The Fund qualifies as an investment entity as it meets the following definition of an investment entity outlined in IFRS 10, Consolidated Financial Statements (“IFRS 10”):

- obtains funds from one or more investors for the purpose of providing those investor(s) with investment management services;
- commits to its investor(s) that its business purpose is to invest funds solely for returns from capital appreciation, investment income, or both; and
- measures and evaluates the performance of substantially all of its investments on a fair value basis.

BCI QUADREAL MULTI-ASSET REALTY

Notes to the Financial Statements

(Amounts expressed in thousands of Canadian dollars, except number of units or where indicated)

Year ended December 31, 2025

(c) Basis of measurement

These financial statements have been prepared on a cost basis except for investments held at fair value through profit and loss ("FVTPL"), which are measured at fair value.

(d) Functional and presentation currency

These financial statements are presented in Canadian dollars, which is the Fund's functional currency.

(e) Use of estimates and judgement

The preparation of financial statements in conformity with IFRS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, revenue and expenses. In determining the fair value of some of its investments, management reviews and assesses the estimates and assumptions provided by managers regarding investment industry performance and prospects, as well as general business and economic conditions that prevail. By nature, these asset valuations are subjective and do not necessarily result in precise determinations. Financial results as determined by actual events could differ from those estimates and assumptions, and the difference could be material.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognized in the period in which the estimates are revised and in any future period affected. Information about assumptions and estimation uncertainties that have significant risk of resulting in a material adjustment within the next fiscal year is included in note 9 and relate to the determination of fair value of investments with significant unobservable inputs.

3. Material accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

(a) Financial instruments

i. Recognition and measurement:

Financial instruments are required to be classified into one of the following categories: amortized cost, fair value through other comprehensive income ("FVOCI") or FVTPL. All financial instruments are measured at fair value on initial recognition. Measurement in subsequent periods depends on the classification of the financial instrument. Transaction costs are included in the initial carrying amount of financial instruments except for financial instruments classified as FVTPL in which case transaction costs are expensed as incurred.

Financial assets and financial liabilities are recognized initially on the trade date, which is the date on which the Fund becomes a party to the contractual provisions of the instrument. The Fund derecognizes a financial liability when its contractual obligations are discharged, cancelled or expired.

BCI QUADREAL MULTI-ASSET REALTY

Notes to the Financial Statements

(Amounts expressed in thousands of Canadian dollars, except number of units or where indicated)

Year ended December 31, 2025

Financial assets and liabilities are offset and the net amount presented in the statement of financial position only when the Fund has a legal right to offset the amounts and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.

A financial asset is measured at amortized cost if it meets both of the following conditions:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A financial asset is measured at FVOCI if it meets both of the following conditions:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows and sell financial assets; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All financial assets not classified as measured at amortized cost or FVOCI as described above are measured at FVTPL. On initial recognition, the Fund may irrevocably elect to measure financial assets that otherwise meets the requirements to be measured at amortized cost or at FVOCI as at FVTPL when doing so results in more relevant information.

Financial assets are not reclassified subsequent to their initial recognition, unless the Fund changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

The Fund has not classified any of its financial assets as FVOCI.

Financial liabilities are generally measured at amortized cost, with exceptions that may allow for classification as FVTPL. These exceptions include financial liabilities that are mandatorily measured at FVTPL such as derivative financial liabilities. The Fund may, at initial recognition, irrevocably designate a financial liability as measured at FVTPL when doing so results in more relevant information.

ii. Fair value through profit and loss:

Financial instruments classified as FVTPL are subsequently measured at fair value at each reporting period with changes in fair value recognized in the Statement of Comprehensive Income in the period in which they occur. The Fund's investments and redeemable units are designated as FVTPL.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The Fund's policy is to recognize transfers into and out of the fair value hierarchy levels as of the date of the event or change in circumstances giving rise to the transfer.

BCI QUADREAL MULTI-ASSET REALTY

Notes to the Financial Statements

(Amounts expressed in thousands of Canadian dollars, except number of units or where indicated)

Year ended December 31, 2025

The fair value of financial assets and liabilities that are not traded in an active market, is determined using valuation techniques. Valuation techniques include the use of comparable recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis, and others commonly used by market participants and which make the maximum use of observable inputs. Should the value of the financial asset or liability, in the opinion of management, be inaccurate, unreliable or not readily available, the fair value is estimated based on the most recently reported information of a similar financial asset or liability.

iii. Amortized cost:

Financial assets and liabilities classified as amortized cost are recognized initially at fair value plus or minus any directly attributable transaction costs. Subsequent measurement is at amortized cost using the effective interest method, less any impairment losses. The Fund classifies cash, interest and other receivables, loan receivable from related parties, due from related parties, due to related party, fund manager cost recoveries payable, other accounts payable and accruals and loans payable to related parties as amortized cost.

The effective interest method is a method of calculating the amortized cost of a financial asset or liability and of allocating interest income or expense over the relevant period. The effective interest rate is the rate that discounts estimated future cash payments through the expected life of the financial asset or liability, or where appropriate, a shorter period.

(b) Redeemable units

The Fund classifies financial instruments issued as financial liabilities or equity instruments in accordance with the substance of the contractual terms of the instruments. In accordance with the Regulations, the Fund is required to distribute, to holders of the Fund's redeemable units, the taxable income and taxable capital gains of the Fund at least annually. The units are classified as financial liabilities at FVTPL and measured at the redemption amount. Distributions to holders of redeemable units are recognized in comprehensive income when they are authorized.

(c) Issuance and redemption of units

Participation in the Fund is expressed in units. The initial value of a unit on inception was \$1,000. For each subsequent unit issuance and redemption, the unit value is determined by dividing the fair value of the net assets of the Fund by the total number of units outstanding. Where one fund invests in another fund, the unit issuances and redemptions are transacted on the same basis as client transactions. All unit transactions are recorded on a trade date basis. The Fund is an open participation fund where eligible clients may increase or reduce their proportionate ownership annually or on special opening dates.

BCI QUADREAL MULTI-ASSET REALTY

Notes to the Financial Statements

(Amounts expressed in thousands of Canadian dollars, except number of units or where indicated)

Year ended December 31, 2025

(d) Income recognition

Investment income is recognized on an accrual basis using the effective interest method. Portfolio transactions are recorded on the trade date. Realized gains and losses arising from the sale of investments are determined on the average cost basis of the respective investments. The year-over-year change in the difference between the fair value and the cost of the investments held at year-end is recognized as a net change in unrealized appreciation (depreciation) of investments. Commissions, stock exchange fees and other identifiable transaction costs that are directly attributable to the acquisition or disposal on an investment are expensed as incurred. Pursuit costs are charged to expenses of the Fund in the period incurred.

(e) Income taxes

The Fund is established in accordance with the Pooled Investment Portfolios Regulation and its assets are held in trust by BCI; it is immune from taxation by virtue of BCI being a provincial Crown agent.

4. Recent accounting pronouncements

New standards and interpretations not yet adopted:

A number of new standards, amendments to standards and interpretations as listed below are not yet effective for the year ended December 31, 2025, and have not been applied in preparing these financial statements.

None of the following standards are expected to have a significant effect on the financial statements of the Fund:

Effective on January 1, 2026:

- Amendments to the Classification and Measurement of Financial Instruments - Amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures

The following new standards are expected to impact the financial statement disclosures of the Fund. The extent of disclosure impact to the Fund is being assessed and has not yet been determined:

Effective on January 1, 2027:

- IFRS 18 Presentation and Disclosure in Financial Statements

5. Investments at fair value through profit and loss

The real estate investments consist of equity investments in and debt investments from limited partnerships. The fair value of subsidiary entities (note 10) is determined by the net asset value of the entities which is defined as the fair value of the real estate properties and underlying entities, net of the fair value of issued debt and other short-term assets and liabilities (note 9).

6. Related party transactions

The Fund's related parties include QuadReal, BCI, the Province of British Columbia and related entities, investments where the Fund has a controlling interest or significant influence, entities with common ownership, and other related entities for which BCI and QuadReal provides investment management services. The Fund had the following transactions with related parties during the year.

BCI QUADREAL MULTI-ASSET REALTY

Notes to the Financial Statements

(Amounts expressed in thousands of Canadian dollars, except number of units or where indicated)

Year ended December 31, 2025

(a) Loan receivable from related parties

Loans receivable from related parties represents loans the Fund extended to various international affiliates, which as at December 31, 2025, have a total outstanding balance of nil (December 31, 2024 - nil). The loans bridge the funding requirements of these affiliates until capital calls are made or excess funds are available. These loans accrue interest at the monthly term Canadian Overnight Repo Rate Average ("Term CORRA") rate plus a margin of 1.00% as at December 31, 2025 (December 31, 2024 - Term CORRA rate plus 1.00%) and mature in 2028. Any unpaid balances of accrued interest are recorded in due from related parties. Included in interest income, is the interest for the year ended December 31, 2025 totaling \$5,930 (December 31, 2024 – \$19,834).

(b) Due from related parties

	2025	2024
BCI QuadReal Realty ("BQR")	\$ 2,169,812	\$ 1,432,653
QR Europe RE II LP	5,930	—
Other	488	—
	\$ 2,176,230	\$ 1,432,653

The Fund has agreements with a number of entities within the QuadReal managed Canadian real estate program (the 'Domestic Program') whereby an equalization payment is charged to or against income to equalize the Fund's return against the Domestic Program return for the purpose of unitholders' participation into the Domestic Program. Included in investment income from related parties in the Statement of Comprehensive Income (Loss), is the equalization payment for the year ended December 31, 2025 totaling \$737,160 (December 31, 2024 – \$851,151). As at December 31, 2025, the balance due from BQR is \$2,170,097 (December 31, 2024 – \$1,432,653).

As at December 31, 2025 there was \$5,930 accrued interest on loans receivable from related parties outstanding (December 31, 2024 - nil).

(c) Due to related parties

	2025	2024
BQR	\$ 82,934	\$ 93,181
BCI	4,117	—
	\$ 87,051	\$ 93,181

Due to related parties consists of accrued interest on loans payable to related parties and is due on demand.

BCI QUADREAL MULTI-ASSET REALTY

Notes to the Financial Statements

(Amounts expressed in thousands of Canadian dollars, except number of units or where indicated)

Year ended December 31, 2025

(d) Fund manager cost recoveries

The Fund is charged cost recoveries from QuadReal for fund management costs paid by BCI and QuadReal. The cost recoveries and the related payable are disclosed as Fund manager cost recoveries in the Fund's Statement of Comprehensive Income (Loss) and Statement of Financial Position, respectively.

(e) Loans payable to related parties

	2025		2024	
BCI	\$	500,000	\$	—
BQR		1,804,398		2,153,087
	\$	2,304,398	\$	2,153,087

On September 5, 2025, the Fund entered into a \$500,000 Internal Financing Transaction ("IFT") with BCI, which matures on January 31, 2030. The use of proceeds on the IFT is for general obligations. The IFT charges Canadian Overnight Repo Rate Average ("CORRA") plus a margin of 0.92% payable quarterly in arrears. The accrued interest is recorded in due to related parties.

BQR extended a loan to the Fund through a revolving facility, which as at December 31, 2025 accrues interest at the monthly term Canadian Overnight Repo Rate Average ("Term CORRA") rate plus 1.00% (December 31, 2024 – Term CORRA rate plus 1.00%) and matures on September 1, 2027. The accrued interest is recorded in due to related parties.

The Fund has a \$120,000 backstop unsecured credit facility with BQR to support repayment obligations under the established letter of credit facility (note 11) that matures in August 2026. As at December 31, 2025, there is no amount outstanding under this facility (December 31, 2024 – nil).

In July 2025, MAP established a \$500,000 revolving credit facility with BQR as lender that matures on January 3, 2027. The credit facility provides liquidity to support repayment obligations under the newly established unsecured revolving credit facility (note 11). As at December 31, 2025, there is no amount outstanding under this facility.

(f) Other transactions

The Fund has provided financial guarantees to international and domestic affiliated entities to secure lower financing costs in support of construction, other investment activities, and for general corporate purposes. As at December 31, 2025, the Fund has provided financial guarantees on outstanding balances of \$58,730 (December 31, 2024 - \$15,112). Management has assessed the likelihood of payment of these guarantees as remote and therefore no liability is recorded.

On October 30, 2023, the Fund provided an irrevocable and unconditional lease guarantee on behalf of QuadReal USA Services LLC, an entity under common control. The Fund guarantees the full and prompt performance of all tenant's obligations under the lease, including rent payments. Management has assessed the likelihood of payment of this guarantee as remote and therefore no liability is recorded.

BCI QUADREAL MULTI-ASSET REALTY

Notes to the Financial Statements

(Amounts expressed in thousands of Canadian dollars, except number of units or where indicated)

Year ended December 31, 2025

7. Redeemable units

The Fund is authorized to issue an unlimited number of redeemable units. Redeemable units issued and outstanding represent the capital of the Fund. The Fund is not subject to any internally or externally imposed restrictions on its capital. The capital of the Fund is managed in accordance with the Fund's investment objectives, including managing the redeemable units to ensure a stable base to maximize returns to all investors, and managing liquidity in order to meet redemptions.

The following is a summary of the changes in the number of redeemable units outstanding during the year:

	2025	2024
Outstanding, beginning of year	2,217.553	2,202.983
Issued	580.848	14.570
Issued on reinvestment of distributions	835.195	454.243
Consolidation of units	(835.195)	(454.243)
Redeemed	(28.076)	—
Outstanding, end of year	2,770.325	2,217.553

8. Financial risk management

(a) Risk management framework

The Fund is a member of the Realpool Program (the "Program") which provides clients with exposure to a portfolio of domestic and global real estate-related investments. The Program's holdings are highly diversified by property type, geographic location, investment size, and investment risk. The Program's investment strategy is to be well diversified and to hold quality properties that will perform well across multiple economic cycles. Real estate investments are only made when there is a reasonable expectation that return objectives can be achieved over the longer term.

The Program may hold the following assets:

- Real estate properties
- Real estate-related securities, including trust units, partnership interests, shares, debt instruments, and units in externally managed pooled investment portfolios;
- Derivative instruments for the purposes of synthetic indexing, risk control, lowering transactions costs, and/or liquidity management; and
- Units in BCI's Canadian Money Market Fund (ST1), Canadian Money Market Fund (ST2), US Dollar Money Market Fund (ST3), government debt securities with a maximum term to maturity of 1 year, and other BCI short-term fixed income pooled funds, for cash management.

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The following restrictions apply to the Program's investing activities:

- Debt financing may be used in a prudent manner. No debt will be assumed or created if, as a result, the debt to market value ratio of BCI's combined real estate program would exceed 55 percent;
- When entering into a new derivatives transaction, external counterparties must be financial institutions rated "A-" or higher by Standard & Poor's or have an equivalent rating from another credit rating agency; and
- Real estate investments must be eligible investments for pension plans under the Pension Benefits Standards Act, (B.C.).

BCI, as trustee of the Program, has the power to vary the investments and assets of the Program and reinvest proceeds realized from the investments of the Program all within the bounds of the investment policies, rules and restrictions established for and governing the Program.

The Fund's activities expose it to a variety of financial risks. For purposes of describing the financial risks of the Fund, the composition of the net assets held by the underlying limited partnerships and their investing activities have been considered.

As of December 31, the investments at fair value through profit and loss through the underlying limited partnerships hold the following net assets:

	2025		2024	
	Total	% of total	Total	% of total
Real estate properties	\$ 6,208,702	185	\$ 6,872,365	207
Loans receivable	409,256	12	299,185	9
Loans payable	(3,252,093)	(97)	(3,619,796)	(109)
Other net liabilities	(2,788)	—	(223,131)	(7)
	\$ 3,363,077	100	\$ 3,328,623	100

(b) Credit risk

Credit risk is the risk that a counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered into with the Fund, resulting in a financial loss to the Fund. It arises principally from cash and other receivables due to the Fund. The carrying value of these financial instruments as recorded in the Statement of Financial Position reflects the Fund's maximum exposure to credit risk.

To avoid undue credit risk, the Fund has established specific investment criteria, such as minimum credit ratings for investees and counterparties.

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The Fund's activities may also give rise to settlement risk. Settlement risk is the risk of loss due to failure of an entity to honor its obligations to deliver cash, securities, or other assets prior to the settlement of the transaction as contractually agreed. The risk of default is considered minimal since the Fund's limited partnerships hold real estate and typically have a diversified tenant base. QuadReal conducts financial reviews to assess potential tenants' ability to meet future lease obligations. To mitigate credit risk on the loans receivable of the limited partnerships, there is a general security agreement with the borrower.

(c) Liquidity risk

Liquidity risk is the risk that the Fund will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or other assets as contractually agreed. QuadReal's approach to managing liquidity risk is to ensure, as far as possible, that the Fund has sufficient liquidity to meet its liabilities when due. The Fund has certain credit facilities and program available to support general funding requirements.

The Fund is exposed to the liquidity risk associated with the requirement to redeem units. Redeemable units of the Fund may only be acquired by eligible clients or client groups in accordance with the Fund's purchasing limits that may be established by the CIO. In order to protect the interest of all clients, the CIO may also establish redemption limits for the Fund. The purchase and redemption limits may vary depending on market circumstances, client demand, and the liquidity of the underlying investments.

For scheduled principal payments due on loans payable to related parties refer to note 6. The Fund's remaining liabilities, including fund manager cost recoveries payable and other accounts payables and accruals, are due within three months of the year end of the Fund.

(d) Market risk

Market risk is the risk that changes in market prices, such as interest rates, foreign exchange rates and equity prices, will affect the Fund's income or the fair value of its holdings of financial instruments.

(i) Real estate risk:

The Fund has identified the following risks associated with the real estate portfolio:

- The Fund's subsidiaries may undertake development activity to acquire properties that are not otherwise available in the marketplace or to enhance returns by accepting more manageable risk. Typical risks include the developer being unable to complete the project, the project is not completed on time or the project is not completed on budget. The Fund's subsidiaries generally use developers with strong expertise and reputation. The near-term focus for the Fund is to grow the portfolio through a combination of acquisitions and developments, which may result in higher development risk in the near term that will decline as projects are completed.
- The exposure of the fair values of the Fund to market and occupier fundamentals.

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(ii) Other valuation risk

As at December 31, underlying real estate investment properties held by the Fund's limited partnerships were diversified across the following property sectors:

	2025		2024	
	Total	%	Total	%
Retail	\$ 293,200	5	\$ 286,400	4
Office	—	—	986,200	15
Industrial	651,293	10	573,833	8
Development property	5,264,209	85	5,025,932	73
	\$ 6,208,702	100	\$ 6,872,365	100

As at December 31, real estate investment properties held by the Fund's limited partnerships were diversified across the following geographic regions:

	2025		2024	
	Total	% of total	Total	% of total
British Columbia	\$ 3,603,815	58	\$ 4,512,014	66
Alberta	275,400	4	268,800	4
Ontario	2,108,294	34	1,851,418	27
Quebec	221,193	4	240,133	3
	\$ 6,208,702	100	\$ 6,872,365	100

9. Fair value measurement

(a) Fair value hierarchy

The fair values of financial assets and financial liabilities that are traded in active markets are based on quoted market prices or dealer price quotations. For all other financial instruments, the Fund determines fair values using other valuation techniques.

For financial instruments that trade infrequently and have little price transparency, fair value is less objective, and requires varying degrees of judgment depending on liquidity, concentration, uncertainty of market factors, pricing assumptions and other risks affecting the specific instrument.

The Fund measures fair values using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements:

- Level 1: Quoted market prices (unadjusted) in active markets for identical instruments.
- Level 2: Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- Level 3: Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

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The following table shows a reconciliation from the beginning balances to the ending balances for level 3 investments at fair value through income and loss of the fair value hierarchy.

	2025		2024	
Balance, beginning of year	\$	3,328,623	\$	3,515,626
Purchases		1,443,594		610,642
Sales		(716,025)		(62,050)
Total unrealized losses for the year, included in income or loss		(693,115)		(735,595)
Balance, end of year	\$	3,363,077	\$	3,328,623

The Fund holds its investments in real estate investments through limited partnerships which are measured based on the Net Asset Value ("NAV") of these entities. The fair value of the NAVs are considered Level 3 in the fair value hierarchy.

The table below further discloses the underlying components which in aggregate comprise the NAV of the Fund's investments as described above measured at fair value at the reporting date by the level in the fair value hierarchy into which the fair value measurement is categorized. All fair value measurements are recurring.

	December 31, 2025			
	Quoted prices in active markets [Level 1]	Significant observable inputs [Level 2]	Significant unobservable inputs [Level 3]	Total
Financial assets:				
Real estate properties	\$ —	\$ —	\$ 6,208,702	\$ 6,208,702
Loans receivable	—	—	409,256	409,256
Financial liabilities:				
Loans payable	—	(3,252,093)	—	(3,252,093)
Other net assets	—	(2,788)	—	(2,788)
Investments at fair value through profit and loss	\$ —	\$ (3,254,881)	\$ 6,617,958	\$ 3,363,077

	December 31, 2024			
	Quoted prices in active markets [Level 1]	Significant observable inputs [Level 2]	Significant unobservable inputs [Level 3]	Total
Financial assets:				
Real estate properties	\$ —	\$ —	\$ 6,872,365	\$ 6,872,365
Loans receivable	—	—	299,185	299,185
Financial liabilities:				
Loans payable	—	(3,619,796)	—	(3,619,796)
Other net assets	—	(223,131)	—	(223,131)
Investments at fair value through profit and loss	\$ —	\$ (3,842,927)	\$ 7,171,550	\$ 3,328,623

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The carrying values of loans receivable from related parties and loans payable to related parties approximate their fair values and are considered Level 3 in the fair value hierarchy.

During 2025 and 2024, there were no transfers between Levels 1, 2, or 3.

The following table shows a reconciliation from the beginning balances to the ending balances for level 3 real estate investments of the fair value hierarchy.

	December 31, 2025	
	Real estate properties	Loans receivable
Balance, beginning of year	\$ 6,872,365	\$ 299,185
Purchases	1,452,058	116,017
Sales	(1,429,186)	(5,946)
Total unrealized losses for the year, included in income or loss	(686,535)	—
Balance, end of year	\$ 6,208,702	\$ 409,256

	December 31, 2024	
	Real estate properties	Loans receivable
Balance, beginning of year	\$ 6,143,104	\$ 244,571
Purchases	1,431,352	57,193
Sales	—	(2,579)
Total unrealized losses for the year, included in income or loss	(702,091)	—
Balance, end of year	\$ 6,872,365	\$ 299,185

(b) Valuation models

The objective of valuation techniques is to arrive at a fair value measurement that reflects the price that would be received to sell the asset or paid to transfer the liability in an orderly transaction between market participants at the measurement date.

The Fund uses widely recognized valuation methods for determining the fair value of common and simpler financial instruments that use only observable market data which requires little management judgment and estimation. Valuation techniques include net present value and discounted cash flow models, comparison with similar instruments for which observable market prices exist and other valuation models. Assumptions and inputs used in valuation techniques include risk-free and benchmark interest rates, credit spreads and other factors used in estimating discount rates and money market prices.

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Observable prices and model inputs are usually available in the market for equities. The availability of observable market prices and model input reduces the need for management judgment and estimation and reduces the uncertainty associated with the determination of fair values. The availability of observable market prices and inputs varies depending on the products and markets and is prone to changes based on specific events and general conditions in the financial markets.

For more complex instruments, such as real estate, equity investments and debt, the Fund uses proprietary valuation models, which are usually developed from recognized valuation models. Some or all of the significant inputs into these models may not be observable in the market and are derived from market prices or rates or are estimated based on assumptions. Valuation models that employ significant unobservable inputs require a higher degree of management judgment and estimation in the determination of fair value. Management judgment and estimation are usually required for the selection of the appropriate valuation model to be used, determination of expected future cash flows on the financial instruments being valued, determination of the probability of counterparty default and prepayments and selection of appropriate discount rates.

The fair value of real estate is determined using recognized valuation techniques, including the income approaches (direct capitalization and discounted cash flow), direct comparison approach and land residual approach.

Fair value estimates obtained from models are adjusted for any other factors, such as liquidity risk or model uncertainties, to the extent that the Fund believes that a third-party market participant would take them into account in pricing a transaction. Fair values reflect the credit risk of the instrument and include adjustments to take account of the credit risk of the Fund and the counterparties where appropriate.

(c) Valuation framework

The Fund has an established framework with respect to the measurement of fair values and applies the following specific controls in relation to the determination of fair values:

- verification of observable pricing inputs;
- appraisal of domestic real estate properties annually by accredited independent appraisers;
- analysis and investigation of significant valuation movements for real estate investments; and
- review of unobservable inputs and valuation adjustments for real estate investments. Unobservable inputs include estimated future cash flows from assets, capitalization rates or discount rates applicable to those assets and recent real estate transactions with similar characteristics.

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(d) Significant unobservable inputs used in measuring fair value:

December 31, 2025					
Fair value	Valuation sources	Unobservable input	Range	Sensitivity to change in significant unobservable input	
Real estate properties	\$ 6,208,702	Discounted cash flows	Discount rate	6.25% to 8.25%	The estimated fair value would increase (decrease) if the discount rate was lower (higher)
			Terminal capitalization rate	5.50% to 7.00%	The estimated fair value would increase (decrease) if the terminal capitalization rate was lower (higher)
		Direct capitalization	Overall capitalization rate	4.00% to 5.50%	The estimated fair value would increase (decrease) if the capitalization rate was lower (higher)
		Market comparable/Land Residual method	Price per buildable area ⁽ⁱ⁾ for recent and similar transactions	n/a ⁽ⁱⁱ⁾	The estimated fair value would increase (decrease) if the area were higher (lower)
December 31, 2024					
Fair value	Valuation sources	Unobservable input	Range	Sensitivity to change in significant unobservable input	
Real estate properties	\$ 6,872,365	Discounted cash flows	Discount rate	6.50% to 7.50%	The estimated fair value would increase (decrease) if the discount rate was lower (higher)
			Terminal capitalization rate	5.50% to 6.75%	The estimated fair value would increase (decrease) if the terminal capitalization rate was lower (higher)
		Direct capitalization	Overall capitalization rate	4.00% to 5.50%	The estimated fair value would increase (decrease) if the capitalization rate was lower (higher)
		Market comparable/Land Residual method	Price per buildable area ⁽ⁱ⁾ for recent and similar transactions	n/a ⁽ⁱⁱ⁾	The estimated fair value would increase (decrease) if the area were higher (lower)

(i) Price per buildable area includes \$/sf and \$/acre

(ii) A range has not been disclosed as the variability in transaction pricing across property types and geographies is too wide to provide meaningful information.

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(e) Effects of unobservable inputs on fair value measurement

The table below illustrates the sensitivity of the Fund's net assets attributable to holders of redeemable units to reasonably possible changes in significant unobservable inputs used in the valuation of Level 3 investments. The analysis reflects the impact on fair value if these inputs were changed while all other variables were held constant.

	2025		2024	
	+100bps	-100bps	+100bps	-100bps
Weighted average discount rate	\$ (75,893)	\$ 83,607	\$(156,383)	\$ 175,867
Weighted average overall capitalization rate	\$(399,665)	\$ 617,522	\$(330,628)	\$ 510,836
	+5%	-5%		
Weighted average price per buildable area	\$ 155,812	\$(154,312)		

During the year, management updated certain sensitivity assumptions used in the valuation of real estate properties to reflect current market conditions. The sensitivity applied to discount rates and overall capitalization rates was increased from 25 basis points to 100 basis points. Comparative period information has been revised to conform to the current year presentation for these inputs. In addition, management introduced a sensitivity analysis for price per buildable area used in the valuation of development properties where the primary valuation method is the direct comparison or land residual method. This sensitivity analysis has been applied prospectively and, accordingly, no comparative information has been presented.

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10. Involvement with subsidiaries and associates

The Fund's investments are held primarily through wholly-owned subsidiary entities, each with its principal place of business in Canada. The Fund measures these investments at FVTPL.

The table below sets out interests held by the Fund in these unconsolidated subsidiaries and associates:

QR BV Village Holdings	QR Caledon LTH LP	QR Maplewood Gardens LP
QR North Road Dev LP	QR North Road LTH LP	QR OM Dev Limited Partnership
QR OM LTH Limited Partnership	QR Post LTH LP	QR Steelcase LP
QR WB Holdings LP	Coquitlam Central Hold Limited Partnership	Dixie 105 LTH Limited Partnership
Dixie 216 LTH Limited Partnership	Dixie ES LTH Limited Partnership	Dixie North LTH Limited Partnership
Dixie EN LTH Limited Partnership	North MW II LTH Limited Partnership	QR Ashburn LTH Limited Partnership
North MW II Dev Limited Partnership	QR Coquitlam Central LTH Limited Partnership	QR GM Holdings Limited Partnership
QR BL Holdings Limited Partnership	QR Lansdowne Holdings Limited Partnership	QuadReal AMZ 102 Avenue Holdings Limited Partnership
QR CL Triangle Holdings Limited Partnership	QR Vaughan LTH Limited Partnership	QuadReal Main and First Holdings Limited Partnership
QR Holland Park Limited Partnership	QuadReal 5757 CSF Limited Partnership	QR Maplewood Plaza LTH Limited Partnership
QuadReal AMZ Rue Norman Holdings Limited Partnership	QR Oakridge Finance Limited Partnership	QuadReal AMZ Coteau-Du-Lac Holdings Limited Partnership
QuadReal Multi-Asset Realty I Limited Partnership	QR SD PBR Holdings LP	QR 1153 Queen Holdings LP
QR RP B3S Dev LP	QuadReal 1700 Derry LP	

During 2025 and 2024, the Fund provided financial support to subsidiaries or associates for investment and operating activities and has committed to providing financial support under loan arrangements or shareholders' resolutions.

11. Commitments and contingencies

As at December 31, 2025, the Fund had the following outstanding commitments and contingencies:

- (a) The Fund has a \$120,000 letter of credit facility to support developments with a maturity date of February 2026. As at December 31, 2025 a total of \$60,002 letters of credit had been issued under this facility (December 31, 2024 - \$60,002).
- (b) In August 2024, the Fund established a two-year \$100,000 senior unsecured committed credit facility to support general corporate purposes. As at December 31, 2025, there is no amount outstanding under this facility (December 31, 2024 - nil).

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(c) In July 2025, MAP established a \$500,000 unsecured revolving credit facility to support real estate investments. The credit facility matures in July 2026. As at December 31, 2025, there is no amount outstanding under this facility.

12. Subsequent events

On January 9, 2026, the Fund entered into a \$500,000 IFT with BCI, which matures on June 2, 2031.

13. Comparative information

Certain of the comparative information has been reclassified in the current year for a misclassification. On the statement of cash flows, for the year ended December 31, 2024, additions to due from related parties, in the amount of \$851,152, was previously presented under cash flows provided by financing and has been reclassified to cash flows provided by operations.



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